



100 Hughes Road  
Madison, Alabama 35758  
[www.madisonal.gov](http://www.madisonal.gov)

**AGENDA**  
**PLANNING COMMISSION**  
**Thursday, March 24, 2022**  
**5:30 p.m.**  
**Council Chambers**

Planning Commission Members  
Chairman Troy Wesson, CAPZO

Vice Chair Mike Potter, CAPZO  
Stephen Brooks, CAPZO  
Cameron Grounds, CAPZO  
Carmelita Palmer CAPZO

Councilmember, John Seifert, CAPZO  
Anthony Caudle, CAPZO  
Terri W. Johnson, CAPZO  
Steven Ryder, CAPZO

***To follow CDC guidelines and protect public health during the COVID-19 pandemic, the City urges the public, employees, and staff who are not required to attend to stay home. Anyone who is sick or who is living with a quarantined family member should not attend the meeting. Planning Commission meetings are still open to the public through live broadcasts on local WOW Channel 42 and online streaming: (visit <http://www.madisonal.gov/1130/Video-Updates> for access)***

- I. Call to Order**
- II. Roll Call**
- III. Acceptance of the Agenda**
- IV. Minutes Approval - Approval of Minutes for February 17, 2022 Meeting**
- V. Public Comments**
- VI. Public Hearings**

**Zoning Text Amendment**

**1. Minimum Parking Space Requirements (ZTA 2022-02)**

**To amend Section 5-15-1 Minimum Space Requirements of the Zoning Ordinance, which establishes minimum parking requirements by use**

**Applicant:** City of Madison

**[Staff Report](#)**

## Subdivisions

2. [Madison Branch](#) (LP 2021-003) – Continued from the February 17, 2022 meeting.  
**Layout Plan for 202 residential lots on 101.43 acres**  
**Location:** Northwest of Hardiman Road, East of Segers Road  
**Applicant/Property Owner:** Enfinger Development, LLC  
[Staff Report](#)
3. [The Heights at Town Madison, Phase 4E](#) (CP2022-003)  
**Certified Plat for three commercial lots and one tract on 4.11 acres**  
**Location:** South of St. Louis Street, East of Town Madison Boulevard  
**Applicant/Property Owner:** Old Town Investments, LLC  
[Staff Report](#)
4. [North Airport Business Subdivision, Phase 2](#) (CP 2022-004)  
**Certified Plat for two commercial lots on 66.17 acres**  
**Location:** North of Madison Boulevard, East of County Line Road  
**Applicant/Property Owner:** DNA5, LLC  
[Staff Report](#)
5. [Town Madison, Phase 8B](#) (CP2022-005)  
**Certified Plat for three commercial lots on 2.82 acres**  
**Location:** 100 Outfield Drive, 102 Outfield Drive, 120 Outfield Drive (North of Town Madison Boulevard, East of Outfield Drive)  
**Applicant/Property Owner:** Old Town Investments, LLC  
[Staff Report](#)

## Public Hearing Closed

## Site Plans

6. [The Learning Zone](#) (LP 2021-038) – Continued from the February 17, 2022 meeting  
**Site Plan for 17,825 square feet childcare center on 2.40 acres**  
**Location:** South of Gillespie Road, West of Balch Road  
**Applicant/Property Owner:** CML Properties  
[Staff Report](#)
7. [North Alabama Family Psychiatry & Counseling](#) (SP 2022-001)  
**Site Plan for a 12,500 square feet office building on 1.07 acres**  
**Location:** South of Madison Boulevard, East of J.E. Briscoe Way  
**Applicant:** CROY Engineering, LLC  
**Property Owner:** EBC Capital Holdings, LLC  
[Staff Report](#)

8. [Child Care Facility](#) (SP 2022-004)

**Site Plan for a 10,960 square feet childcare center on 1.18 acres**

**Location:** West of County Line Road, North of Watterson Way

**Applicant:** 814 Services, LLC

**Property Owner:** EIG14T02B AL Madison, LLC

[Staff Report](#)

**VII. New Business**

9. **Bradford Station, Phase 1 Performance Bonds & Sidewalk Bonds**

**Location:** South of Norfolk Southern, West of Kyser Boulevard

**VIII. Adjournment**